



MINUTES OF THE GILA COUNTY PLANNING AND ZONING COMMISSION

*Gila County Supervisors' Conference Room
610 E. Highway 260, Payson, AZ*

*Gila County Public Works Conference Room
745 N. Rose Mofford Way, Globe, AZ*

NOTE: Per the most recent guidelines from the federal government regarding COVID-19 and to protect citizens, no citizens will be allowed in the Public Works Conference Room in Globe or at the County Complex, Board of Supervisors' conference room in Payson. The only exception to this statement is for public hearings. Citizens may attend the public hearing in person, one at a time, in Globe or in Payson to provide comments. A face mask must be worn while in the building; however, it may be removed while addressing the Planning and Zoning Commission.

Thursday, October 15, 2020
10:00 A.M.

REGULAR MEETING

1. The meeting was called to order at 10:00 A.M. by Chairman Mickie Nye.
2. Pledge of Allegiance was led by Pam Griffin.
3. Roll Call: Shealene Loya called the roll; Chairman Mickie Nye (Present), Travis Holder (Present), Lori Brown (Absent), Brian Goslin (Present), Dean Pederson (Present), Mary Lou Myers (Present), Jim Muhr (Absent), Pamela Griffin (Present) and Sammi Jenkins-Cooper (Present). A quorum was present.

Community Development Staff Members Present: Scott Buzan- Director, Michelle Dahlke-Senior Planner and Shealene Loya-Administrative Assistant.

4. Review and Approval of the Planning and Zoning Minutes on September 17, 2020. Chairman Nye asked if there were any changes needed to the minutes. No changes were suggested. Mrs. Jenkins-Cooper motioned that the minutes be approved as is and Mrs. Myers seconded the motion. The motion was unanimously approved.
5. **Director/Planner Communication:** At any time during this meeting of the Planning and Zoning Commission, the Director and/or Planner of Community Development may present a brief summary of current events. No action may be taken.

Mr. Buzan apologized for his absence at the previous month's Planning and Zoning meeting. He also addressed concerns that were brought to his attention from staff regarding the Commission's concerns about the Conditional Use Permit (CUP) process and previous CUP cases that have come before the Commission.

Mr. Buzan also informed the Commission that a committee has been formed to analyze the CUP requirements and process.

Information/Discussion/Action:

S-17-02 MADERA PEAK ESTATES LLC / MARK LANDA (Applicant)- Preliminary Plat Extension for Madera Peak Estates Subdivision

Mrs. Dahlke gave a brief summary of the request and stated that one of the business partners involved in the subdivision plat was in attendance.

Glen Wooden addressed the Commission and expressed that he and his business partner, Mark Landa, were requesting an extension of the subdivision plat. He stated that they have run into issues with ADEQ.

Chairman Nye also gave a brief overview of the project. He stated that if the extension is denied, the preliminary plat process would have to start all over again to which Mrs. Dahlke agreed.

Mrs. Brown stated that due to COVID, projects are taking longer than normal to complete.

It was suggested that a 6-month extension be an option.

Upon motion by Mrs. Griffin, seconded by Mrs. Brown, a 6-month extension of the plat was unanimously approved.

Public Hearing:

6. **CUPP2008-001 DOUG GILBERT (Applicant) / DAVID BONNSTETTER (Owner)**: An application to request the Planning and Zoning Commission recommend approval to the Board of Supervisors for a Conditional Use Permit to allow a three-story, 42-foot in height building (measured from the grade level to the mean height between the eaves and ridge for gable and hip roofs per the Gila County Zoning Ordinance) for a new single-family residence and

to allow for a three-story, 32-foot in height building (measured from the grade level to the mean height between the eaves and ridge for gable and hip roofs per the Gila County Zoning Ordinance) for an accessory dwelling unit. In the R1 Use District, a Conditional Use Permit shall be required for any building exceeding two stories or thirty feet above ground level (measured from the grade level to the mean height between the eaves and ridge for gable and hip roofs per the Gila County Zoning Ordinance). The property is located at 459 Zane Grey Drive in Payson, Arizona (APN 303-31-002).

Mrs. Dahlke gave a brief overview of the request and informed the Commission of other zoning clearances that are taking place concurrently with the CUP process including an Administrative Variance and a Use Permit.

Doug Gilbert, the applicant, addressed the Commission about the request and clarified that the house will need to be 42' tall on just one side of the structure due to the existing topography and informed them that the majority of the properties in the Zane Grey Ranch area have structures in front of their residences.

Mr. Goslin asked for clarification on the height of the broad side of the home to which the answer was 27-feet.

Upon motion by Mrs. Myers, seconded by Mr. Pederson, the Commission unanimously voted to recommend approval of the CUP request to the Board of Supervisors.

7. **Adjournment.** Mr. Holder made a motion to adjourn the meeting and Mrs. Jenkins-Cooper second the motion. The motion to adjourn was unanimously approved at 10:18 A.M.